

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, FEBRUARY 8, 2022**

**PUBLIC HEARING: 1:30 P.M.**

**CITY COUNCIL CHAMBER (CITY HALL - 1E07) OR VIA TELECONFERENCE**

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on February 8, 2022 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on February 8, 2022 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline in the Comprehensive Zoning Ordinance that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

**Zoning Docket 005/22**

**Applicant(s):** 1440 N Dorgenois, LLC

**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family District to an HU-MU Historic Urban Neighborhood Mixed-Use District

**Overlay zoning district(s):** RDO-2 Residential Diversity Overlay District

**Property description:** Square 1345, Lot T-1, in the Third Municipal District, bounded by North Dorgenois Street, Columbus Street, Kerlerec Street, and North Rocheblave Street

**Municipal address(es):** 1440 North Dorgenois Street

**Zoning Docket 006/22**

**Applicant(s):** Southwest Region Conference of Seventh-Day Adventists

**Request:** Conditional use to permit a community center in an S-RS Suburban Single-Family Residential District

**Overlay zoning district(s):** EC Enhancement Corridor Design Overlay District; HUC Historic Urban Corridor Use Restriction Overlay District

**Property description:** Square 3079, Lots 1, 2, 3, and 4, in the Third Municipal District, bounded by Elysian Fields Avenue, Stephen Girard Street, Frenchmen Street, and Mandolin Street

**Municipal address(es):** 4336 Elysian Fields Avenue

**Zoning Docket 007/22**

**Applicant(s):** Chad P. Lusco and Jennifer Lusco Garin

**Request:** Conditional use to permit a principal bed and breakfast in an HMR-3 Historic Marigny/Tremé/Bywater Residential District

**Overlay district(s):** RDO-1 Residential Diversity Overlay District

**Property description:** Square 150, Lot C or Lot 8, in the Third Municipal District, bounded by Chartres Street, Mandeville Street, Royal Street, and Spain Street

**Address(es):** 2425-2427 Chartres Street

### **Zoning Docket 008/22**

**Applicant(s):** Young Engineering Company, Inc.

**Request:** Conditional use to permit a commercial use over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Overlay district(s):** None

**Property description:** Square 140, Lot 4, half of Old Lot 4, a portion of Lot 12, a portion of Lot 1 or 11, and a portion of Lot 2 or 10, in the First Municipal District, bounded by Constance Street, Erato Street, Magazine Street, and Thalia Street

**Address(es):** 1221 Constance Street

### **Zoning Docket 009/22**

**Applicant(s):** 749 St. Charles Ave., LLC

**Request:** Amendment to Ordinance No. 27,850 MCS (Zoning Docket 066/18), which granted a conditional use to permit a curb cut, to now grant a conditional use to permit a hotel in a CBD-5 Central Business District

**Overlay district(s):** Multi-Modal/Pedestrian Corridor

**Property description:** Square 218, Lots 4 and 5, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street

**Address(es):** 749-751 Saint Charles Avenue

### **Zoning Docket 010/22**

**Applicant(s):** Last Chance Texaco, LLC

**Request:** Conditional use to permit the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Overlay zoning district(s):** EC Enhancement Corridor Design Overlay District

**Property description:** Square 269, Lot 1-A, in the Fourth Municipal District, bounded by Baronne Street, Jackson Avenue, Josephine Street, and Oretha Castle Haley Boulevard

**Municipal address(es):** 2137-2139 Baronne Street and 1801 Jackson Avenue

### **Zoning Docket 011/22**

**Applicant(s):** City Council Motion No. M-21-366

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to provide that within the boundaries of Louis Armstrong Park, any permitted conditional use otherwise allowed in the OS-R Regional Open Space District, as provided in Article 7, must be determined to be ancillary to the Park's past and present uses to be allowable

### **Zoning Docket 012/22**

**Applicant(s):** City Council Motion No. M-21-435

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to create a definition and/or use standards for an "accessory dwelling unit" and to consider modifying the definition and/or use standards for an "accessory structure" to increase housing opportunities citywide and to provide for the new construction of accessory dwelling units and/or the conversion of existing accessory structures to long term residential uses, to consider the addition of such to use tables in appropriate districts, to establish site design standards, and to make recommendations for any other amendments deemed necessary.

**Zoning Docket 013/22**

**Applicant(s):** Cal-Cal Properties, LLC

**Request:** Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

**Overlay district(s):** None

**Property description:** Square 729, Lot F-1, in the Third Municipal District, bounded by Gallier Street, North Claiborne Avenue, Congress Street, and North Derbigny Street

**Address(es):** 1633-1635 Gallier Street

**Zoning Docket 014/22**

**Applicant(s):** DNL, LLC

**Request:** Conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District

**Overlay district(s):** Magazine Street Use Restriction Overlay District; CPC Character Preservation Corridor Design Overlay District

**Property description:** Square 223, Lots 14 and 15-A, in the Sixth Municipal District, bounded by Magazine Street, Amelia Street, Camp Street, and Peniston Street

**Address(es):** 3701-3711 Magazine Street

**The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website ([www.nola.gov/cpc](http://www.nola.gov/cpc)). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7<sup>th</sup> floor, New Orleans LA 70112) or email ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.**

January 19, January 26, and February 2, 2022

Robert Rivers, Executive Director